

# REAL ESTATE NEWS, NOTES AND GOSSIP

## Public Accountants Buy Office Building in East 39th St. for Business Home.

Hasler & Sells, public accountants, bought from the Brunswick Realty Company, Robert P. Zobel, president, the new story office building, 42x58.9, at 25 to 29 West Thirty-ninth street, as a home for their executive departments. The property adjoins the six-story home of the Engineering Society on the west.

### Another Hotel Will Pass Out.

The Hotel Kensington, a ten story building at 49 to 55 West Twenty-seventh street, near Sixth avenue, will be altered into a commercial building as the result of a sale of the property by Benjamin Henschel to a syndicate represented by Benjamin I. Shivers and David Straussman, attorneys. It contains 300 rooms and covers a plot 100x100 and is to be rebuilt into a store, office and show room building at a cost approximating \$2,000,000, according to Adams & Co., the brokers in the deal. Work will begin shortly and it is hoped to have the building ready for full occupancy. The War Comm. Community Service used the building during the war.

### Landmarks May Be Auctioned.

Several landmarks in the vicinity of Broadway and Fourth avenue at Fourteenth street may be sold at auction as a result of a partition action brought by Henry W. Tatt, attorney for Mrs. S. Palmer, against Catherine A. B. Abbe, as trustee of the properties, and others. The properties involved are the Union Square Hotel, at the southeast corner of Fifth street and Fourth avenue, the Morton House, now the Hotel Churchill, at the southeast corner of Broadway and Fourteenth street, and the Union Square Theatre, adjoining.

### Other Manhattan Deals.

Boeingdale Brothers, department store, bought the two five story warehouses at 415 to 429 East Fifty-third street and 420 to 424 East Fifty-fourth street, 75x200.10, through Joseph P. Kay and Oswald Pell & Co., Lipman Schurmer and others were the owners of record. The buyers announced that the purchase was made in order to enable them to take advantage of favorable wholesale prices by having ample storage facilities. In this way the cost to lower the cost of living can be more easily waded. The buildings will be improved with sprinklers.

Frederick Brown resold to Frank H. Lester, tenant, the five story lot at 67 Park place through Edward J. Hogan. Crumshaw Company sold to Frederick P. Bellamy, trustee, the Central Union Trust Company, trustee, and others to a client of Rudolph & Whitting-Benjamin Corporation the two business buildings at 98 and 98 Vesey street, 49x100.

Robert R. Rainey sold for the estate of Mary R. Callender to Arthur Miller the two four story buildings, 41x89x regular, at 330 Washington street, with "L" to 41 Harrison street.

M. R. and J. Seltzer have formed the 25-Forsyth Street Realty Company, capitalized at \$10,000, to take over the three story building, 24,109.10, at that address, near Canal street, from the Mary L. Mercier estate.

M. Morgenthau Jr. Company sold for the Oak Point Corporation 253 and 255 Division street, a two and three story building, 62x109.3, to Dr. Samuel Moss.

Peter Grimm sold 6 Bond street, a four story building, 25x100, for Mrs. Theodore W. Meyers to L. E. Boudin.

**Apartment House Trading.**  
A new company, capitalized at \$225,000, purchased from the Morgenthau

Brothers Syndicate Wadleigh Court apartment house at the northwest corner of Seventh avenue and 114th street. Tenants in nearby houses, including Charles Press, Jacob Bashkin, Joseph Cohen and Jacob Cohen, are interested in the new company, which plans to operate the house on a co-operative basis. Morris Morgenthau retains an interest in the property.

Arthur Brisbane has purchased through Pease & Elliman the ten story apartment house at 513 Madison avenue, the northeast corner of Fifty-third street, from the estate of Herbert B. Turner, owner of record. The deal also included the four story residence adjoining, at 517 Madison avenue, the combined properties covering a plot 60x25.5. As soon as leases expire Mr. Brisbane will alter the property into an office building.

Benenson Realty Company repurchased from a client of Louis A. Sullivan, attorney, the Avoca, an eight story fireproof apartment at 251 Fort Washington avenue, northwest corner of 170th street, 101.1x101. It contains forty-eight apartments and was acquired by the Benenson Realty Company last July and resold in January.

Charles Wynne and Louis H. Low resold to Ralph B. Itelson, through the H. M. Well Company, the three and five story apartments at 61, 63 and 65 West 100th street, 75x100, which they purchased recently from the Hicks estate. The purchaser is an investing client of the Henry M. Well Company.

Crumshaw Company sold for the Fidelity Trust Company, the six story apartment at 214 East 123d street 50x109.11.

Pease & Elliman sold for William Mond, 58 East 120th street, a five story triple apartment, 27x109.

**Dwelling Sales Reported.**  
J. Irving Walsh sold for Mable Boggs the three story dwelling at 248 West Eleventh street, 16x25.0.

John P. East Company sold for the Milford Realty Company, the three story dwelling at 451 West Twenty-first street, 16x28.8.9.

Clark T. Chambers sold for Mrs. Josephine Long 145 East Thirty-eighth street, a three story dwelling, 16x100. Brown-Whitlock Company, Inc., sold for the Clark estate 33 West Seventy-third street, a four story dwelling, 21x102.2, to a client of Charles A. Strauss.

also for F. M. Williams 142 East Forty-fourth street, a three story dwelling, 13x100, for business purposes.

Charles D. Curtis bought for occupancy from the estate of Jennie K. Ewell the five story residence, 20x102.2, at 47 East Seventy-fourth street.

Dr. William H. Dunning bought the three story residence, 18x109.2, at 138 East Eighty-third street, from the estate of Annie Higgins through Pease & Elliman.

Joseph W. Lawrence sold 73 East Nineteenth street, a three story dwelling, 17x100.2.

Ennis & Sinnott purchased from Isabella Hasbrouck 29 West Ninety-fourth street, a three story dwelling, 17x100.9, through Thomas J. O'Reilly.

Edward C. H. Vogler sold for Mrs. Isabelle C. Starr the three story dwelling, 17x100.9, at 124 West Ninety-seventh street.

Pease & Elliman sold for George G. Abramson for George F. Burr, 140 West 119th street, a three story and extension dwelling, 20x100.

Slick & Palladino sold for Mary Gottleb the four story house at 64 East 121st street, 16x100, to Frank Suglia.

Patrick Holland sold 252 West 121st street, a three story dwelling, 18x100, for Karl Klein to Elizabeth Manderworth.

**MISCELLANEOUS LEASES.**  
Manheimer Brothers, Inc., leased to Elmer A. Darling to Samuel Marx, auctioneer and appraiser, the five story store and loft at 115 and 117 West Twenty-third street, through to Twenty-fourth street. Mr. Marx occupies the store and basement and contemplates making extensive alterations. The brokers will manage the building for Mr. Marx.

Charles P. Noyes Company leased floors in 45 Fulton street, to Morris Schaeffer; two floors in 123 Fulton street, to Charles R. Ablett Company; floors in 104 Front street, to Ferrer & Rabassa, Melnorath Brokerage Company and Dietrich, Benjamin & Smith; a floor in 12-14 Cliff street, to the Perfumery Publishing Company; a floor in 129 Franklin street, to the U. S. Expansion Bolt Company, and with William A. White & Sons a floor in 107 Water street, to the Technology Sales Company, Inc.

Cushman & Wakefield, Inc., leased of

floes in 50 East Forty-second st. to Stokes Coal Company, Industrial Relations Service and Dr. Katherine M. H. Blackford.

Edward J. Hogan leased three lots in 44 Vesey st. to the Commercial Despatch Addressing and Delivery Company.

Pease & Elliman leased for twenty years for the Marcus Loew Realty Company to the International Military Company store and basement in 1448 Broadway.

Rice & Hill leased the Silver Lunch Company to Mimi Zucker for lunch floor at 225 West Fifty-second st.; also for the same owner a store at 223 West Fifty-second st. in the Hotel Pontiac, to Mimi Johnson, milliner.

M. & L. Hess, Inc., leased for the 255 Fifth av. to Joseph Wedgewood & Son; also for the Wanora Mills fourth floor at 26 West Twenty-third st. to Bernard Bernstein; for the Empire Cream Separator Company space in the sixth floor at 307 Broadway to O. C. Schmidt; space in the third floor at 155 East Twenty-third st. to A. H. Waterman.

Joseph Ordenna leased a store at 141 West Thirty-third st. to the R. B. L. Cigar Company through Lewis L. Rosenblatt Company.

Duff & Brown Company leased for William F. Gartner to C. A. Frink 26 Hamilton terrace, a three story dwelling. M. & L. Hess, Inc., leased the dwelling at 65 West Eighty-eighth st. to R. A. McKim.

Theta Chi Fraternity leased the residence at 68 West Eleventh st. from Michael E. O'Donovan.

**BRONX TRANSACTIONS.**  
The five story flat at 2202 Belmont av., northwest corner of 182d st., 125x100, has been purchased by Nick de Crenza from M. Lederman through Angelo L. Frumento.

Husted Corporation, Hudson P. Rose president, bought the six two family houses at 4333 to 4343 Martha av. through Kura & Uren.

Walter E. Brown sold to J. Waldron Gillespie, 3472 and 3474 Third av., a four story flat, with stores, and a two story frame building.

The two family house at 116 East 169th st., 50x105, has been sold to Samuel Cowen for Wadell & Martin.

Schwab & Co. sold for R. Sommer two dwellings at 1250 and 1252 Fulton av., 20x135 each.

J. Clarence Davies sold for A. M. Johnston, 840 Macy place, a two family house, 25x87.

Robert Levers sold for the Debs Realty Company to C. H. Dietzel the two family house at 2315 Loring place, 25x100. George V. Pels represented the buyer.

**BROOKLYN DEALS REPORTED.**  
Court Realty Bond and Mortgage Company bought the three three story and store apartments at 661, 662 and 663 Flatbush av., corner of Hawthorne st., through Frank Foster.

Bulky & Horton Company sold 1477 Dean st., a two story two family dwelling, 20x107.6, for Max and Nathan Bialor.

Burling Realty Company sold 1651 East T. to H. H. H. Lowmber and J. Prescott Gage as directors, is the buyer of La Casa Blanca apartments at 55 and 57 East Seventy-sixth street, sold recently by Stanley Wolfson. Merrill N. Gates bought the dwellings

Perman; 438 Throop av., a two story dwelling, for Miss C. Geraty; 447 Lexington av., a frame dwelling, 30x100, for M. Began; 855 Monroe st., two story frame dwelling, for Emma Reichman; 60 Van Buren st., a frame dwelling, for P. S. Ketcham; 61 Van Buren st., a frame dwelling, for Louis Lintola; 118 Patchen av., a two story dwelling, for R. F. Young.

### QUEENSBOROUGH SALES.

Malba Estates Corporation, through Champ & Dasey, sold from plans at Malba on the Sound the dwelling in North Drive, together with the adjoining plot to George Henry Jernberg.

Ira L. Terry sold for Mrs. Emily J. Halligan the dwelling, 55x100, at 20 Murray street, Flushing, L. I., to George B. Simpson.

### SUBURBAN TRANSACTIONS.

Prince & Ripley, Inc., sold for Dr. M. Solot his residence in the Hudson Heights section of Hastings, N. Y., to John S. Vermilyea.

Flah & Marvin sold for John S. Penman eighteen and one-half acres and a residence and outbuildings at Katonah, N. Y., and rented for the summer, furnished, the property of Mrs. Josephine Wuppermann at Riverdale Manor, Hastings on Hudson, to William Bondy; also rented for the summer, furnished, the property of Dr. John F. Moore at Pleasantville, N. Y., to Mrs. L. W. Michel.

Chauncey B. Griffen & Co. sold for John Knox his property at 52 Waller avenue, White Plains, N. Y., to L. T. Wherry.

Prince & Ripley, Inc., sold the half acre waterfront estate of Mrs. Emma Herne at Larchmont on the Sound to R. D. McLain.

Thomas S. Burke sold for George Setts the dwelling at 245 Upland avenue, Yonkers, N. Y., to James J. Foody.

Baker Crowell, Inc., sold the eight acre waterfront estate of Francis R. Arnold on Manhasset Bay, Great Neck, L. I., to Hugo Zeller.

Henry Shapiro & Co. sold the four story building at 143 Newark avenue, Jersey City, N. J., for the Pavonia Realty Company to Benjamin H. Kaufman, hatter.

L. N. Nicholson & Co. sold in Lindhurst, N. J., to William R. Lyons house with an acre of land in Janney avenue; to James Edgington and Peter Gillin a cottage in Lake avenue; to Walter W. Bailey, cottage in Post avenue, plot 100x125; to Edward Krueger, house in Rutherford avenue; to Willis C. Bancroft house in Orient Way, Rutherford; to August C. Traugott, house with acre of land in Delawanna, avenue; to William T. Robinson house in Edgewood place, Rutherford; to Lewis G. Morris cottage in Vandenberg avenue, Rutherford; to Ray H. Howard house in Gard avenue, North Arlington.

**REALTY NEWS IN BRIEF.**  
The 55-57 East Seventy-sixth Street, Inc., with J. Barlow, W. H. Lowmber and J. Prescott Gage as directors, is the buyer of La Casa Blanca apartments at 55 and 57 East Seventy-sixth street, sold recently by Stanley Wolfson. Merrill N. Gates bought the dwellings

at 55 and 57 East Seventy-sixth street through Douglas L. Elliman & Co. Borden Company is the buyer of the Thomas B. Hidden estate property at 350 Madison avenue and 14 to 20 East Forty-fifth street.

Charles Messler is the buyer of the Dodworth Landing academy at 12 and 14 East Forty-ninth street.

Ernest T. Carter bought the dwelling at 165 East Sixty-fourth street through Douglas L. Elliman & Co.

Magnum-Cullen Company has been appointed agents of the properties at 167 to 171 Amsterdam avenue, 416 West 216th street, 201 West Seventy-fourth street, 225 West Sixty-second street, 300 Amsterdam avenue, 4 Hancock place, 21 to 23 West Sixty-fifth street and 2173 Eighth avenue.

Pease & Elliman have been appointed managers of the plot which it recently assembled at 943 to 945 Lexington avenue for J. C. Medhurst & Co.

Thomas O'Reilly & Son have the contract to construct the new rectory for St. Thomas's Church at 3 West Fifty-third street.

Robert Grimm has been appointed agent for 8-14 West Thirtieth street and for 47-49 West Forty-ninth street.

**BIG BUILDING GAIN SHOWN.**  
The report of building operations in the Borough of Manhattan for the month of April, as given out by Building Superintendent Rudolph P. Miller, shows a considerable gain over the same month of last year. This year plans were filed for the construction of 238 new buildings, costing a total of \$31,000,000 last year, thus showing a gain of 113 in number of buildings and \$18,000,000 investment involved.

**\$81,125 for 158 Bay Ridge Lots.**  
Joseph P. Day sold 158 Bay Ridge lots for Margaret McCarty in Brooklyn Thursday night for a total of \$81,125, or \$514 a lot. Inside lots on Bay Ridge avenue, between Twelfth and Thirteenth avenues, brought from \$800 to \$550 each, while the southeast corner of Bay Ridge and Twelfth avenues sold for \$1,025, the highest price in the sale. Other corners on Twelfth avenue went for \$800 and \$750 each and inside lots for \$425 and \$700 each.

**IN THE AUCTION ROOMS.**  
(14 VESSEY STREET).  
By Joseph P. Day.  
91ST ST. 114 W. s. s. 221 w. Columbus av., 18x100.8, 3 story dwelling—Central Union Trust Co. vs. Wm J. Casey et al.; Larkin & Perry, attys.; Samuel A. Crumsey, ref.; due, \$15,000.00; taxes, \$2,400.40. Ad-  
Auctioned Tuesday 27.  
STANTON ST. 225, n. s. 32.2 e. Goerck st., 25x75, 3 story tenement and stores.  
George W. Carr, ex. vs. Isaac Herskowitz et al.; George W. Carr, atty.; Henry L. Sherman, ref.; due, \$10,911.25; taxes, \$1,000.18; to the plaintiff, \$2,000.00.

(UNION EXCHANGE).  
By James J. Donovan.  
133D ST. 286 E. s. s. 120.3 e. Morris av., 100, 1 story building—Municipal Loan Co. vs. Wm J. Casey et al.; Larkin & Perry, attys.; Charles M. O'Keefe, ref.; due, \$1,500.00; taxes, \$1,000.00; to John J. O'Brien, \$2,000.00.

By Joseph P. Day.  
FOREST AV. 735, w. s. 118.9 s. 120th st., 18x85.4, 2 story frame dwelling—Mamie Henry vs. Me Zahara et al.; Samuel Bitterman, atty.; Edw J. Dunphy, ref.; due, \$1,343.75; taxes, \$2,400.00; to Morris Friedman, \$2,000.00.

## CITY REAL ESTATE.



Looking North on Madison Avenue from 41st Street

## Madison Avenue, the "Hub"

of the Terminal Zone, now one of the city's busiest traffic and transit centres, is the pivotal point at and near 42nd Street, of the movement uptown of many prominent business and financial centres.

Renting records are being broken daily between 42nd and 59th Streets.

Huge office buildings, such as 30 and 50 East 42nd Street, and hotels, the Biltmore for one—are the most recent replacements of the old and remodeled dwelling houses that, a decade or so ago, characterized this section.

A large part of the 42nd-43rd Street, Madison-Vanderbilt Avenue block, is soon to be improved by the erection of the Liggett-Winchester-Ley office building, which will occupy the one-time site of the Church of The Messiah.

Another row of remodeled buildings—43rd to 44th Street, in the West side of the Avenue—have been demolished to provide a site for the majestic office building to be erected by the Fifth Church of Christ Scientist. The Brooks Bros. and Abercrombie & Fitch buildings are edifices of earlier build at 44th and 45th Streets, while a corner, at 46th St. at present is being improved, for the Marlin-Rockwell Corporation. History is repeating itself in Madison Ave., as in Fifth Ave.

These changes are characteristic of the many recorded since this firm, in December, 1911, began its business career in a basement office at 421 Madison Avenue—1911 to 1915—then removed to the building at 414 Madison Avenue—1915 to 1920—where our progress has been coincident with the development of Madison, Fifth and Park Avenues.

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60% @ 5 %

70% @ 5 1/2 %